076.0	0003	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	703,800 / 703,800
					USE VALUE:	703,800 / 703,800
					ASSESSED:	703,800 / 703,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		CROSBY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MUELLER ODILO M
Owner 2:	ANG-MUELLER LEE WEI
Owner 3:	
Street 1:	1522 MARTINGALE PL
Street 2:	
Twn/City:	SANTA ANA
St/Prov:	CA Cntry: Own Occ: N
Postal:	92705 Type:

PREVIOUS OWNER

Owner 1:	MUELLER ODILO M -
Owner 2:	-
Street 1:	39 CROSBY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .266 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1952, having primarily Clapboard Exterior and 1308 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11575.000	166,700		537,100	703,800
Total Card	0.266	166,700		537,100	703,800
Total Parcel	0.266	166,700		537,100	703,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 538.07 | /Parcel: 538.07

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	48086
GIS Ref	
GIS Ref	
Insp Date	10/30/18

!6333!

PREVIOUS ASSESSMENT

Parcel ID: 076.0-0003-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	166,700	0	11,575.	537,100	703,800		Year end	12/23/2021
2021	101	FV	161,000	0	11,575.	537,100	698,100		Year End Roll	12/10/2020
2020	101	FV	161,000	0	11,575.	537,100	698,100	698,100	Year End Roll	12/18/2019
2019	101	FV	144,100	0	11,575.	498,700	642,800	642,800	Year End Roll	1/3/2019
2018	101	FV	144,100	0	11,575.	498,700	642,800	642,800	Year End Roll	12/20/2017
2017	101	FV	144,100	0	11,575.	437,300	581,400	581,400	Year End Roll	1/3/2017
2016	101	FV	144,100	0	11,575.	399,000	543,100	543,100	Year End	1/4/2016
2015	101	FV	143,400	0	11,575.	352,900	496,300	496,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:43:46

LAST REV

Date	Time
06/08/21	10:22:27
jorourke	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6333

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MUELLER ODILO M	65656-170		7/1/2015	Convenience	1	No	No		
KALIVAS CHARLES	54501-462		4/8/2010		390,000	No	No		
ANTOLINI ALBERT	43797-515		9/29/2004		427,500	No	No		
	11576-677		9/25/1968			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/21/1998	217	Manual	2,500					RESHINGLE

ACTIVITY INFORMATION

Date	Result	By	Name
6/8/2021	Mail Update	JO	Jenny O
10/30/2018	MEAS&NOTICE	CC	Chris C
6/2/2009	Measured	189	PATRIOT
4/20/2000	Inspected	243	PATRIOT
10/13/1999	Mailer Sent		
10/13/1999	Measured	266	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	48086
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11575		Sq. Ft.	Site		0	70.	0.66	12									537,074						537,100	

Total AC/HA:	0.26573	Total SF/SM:	11575	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	537,074	Spl Credit		Total:	537,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	134.987
Other Features:	67500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	241606
Depreciation:	74898
Depreciated Total:	166708

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

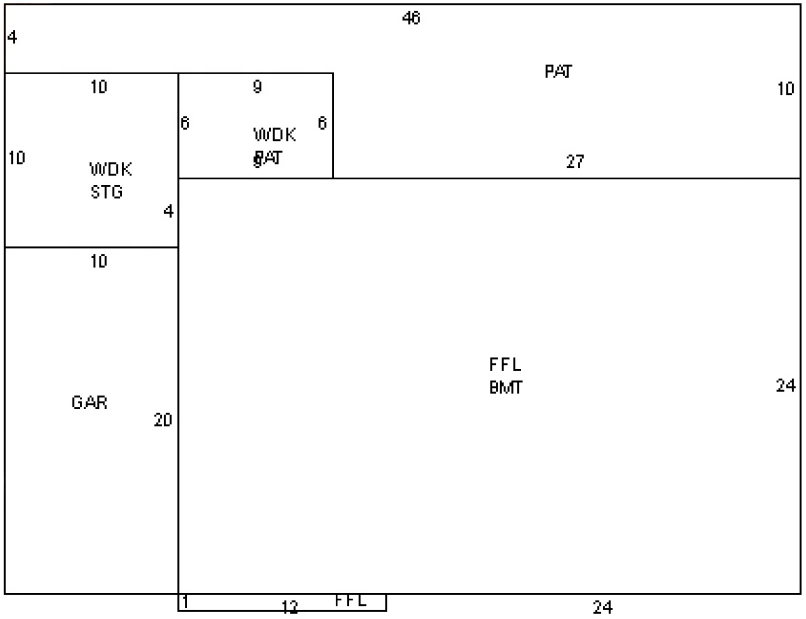
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	134.99
Special Features:	0	Val/Su Net:	64.26
Final Total:	166700	Val/Su SzAd	190.30

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	876	134.990	118,248
BMT	Basement	864	53.660	46,360
PAT	Patio	400	3.190	1,275
GAR	Garage	200	27.500	5,499
WDK	Deck	154	12.490	1,924
STG	Storage	100	8.000	800

Net Sketched Area:	2,594	Total:	174,106
Size Ad	876	Gross Area	2594	FinArea	1308
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

076.0-0003-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	